



**COUNTY OF PLACER**  
**Community Development Resource Agency**

John Marin, Agency Director

**PLANNING**

Michael J. Johnson, AICP  
Planning Director

**ZONING ADMINISTRATOR  
AGENDA  
September 21, 2006**

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the Planning Commission Hearing Room, at 2900 Richardson Avenue. Due legal notification of these applications was given to the interested public agencies, County Department, and to property owners within 300 to 400 feet of the property lines of the subject property.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you require additional disability-related modifications or accommodation, please contact the Planning Department at (530) 886-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. Requests received after such time will be accommodated only if time permits.

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**9:30 A.M.  
SB**

SUBJECT: PVAAT20060452, KAUFMAN PLANNING/WOOD/SPOHR

The applicant requests a variance to the minimum lot size of 10,000 sq. ft. to allow for a lot size of 9,817 sq. ft. for parcels 1 and 2, to the height limitation of 3' to allow a 5' high fence along Hill Street, and to the front setback requirement of 45' from centerline or 20' from property line (Hill Street) to allow for a setback of 12.5' from property line for the residence.

SUBJECT PROPERTY (AP# 085-050-026, 027) comprises 19,634 sq. ft., is zoned P 164 Residential, and is located at 3005 West Lake Blvd. in the Homewood area.

**10:15 A.M.  
AF**

PMPAT20050704, DAVID SMITH MASONRY

The applicant requests approval of a Minor Use Permit for Construction contractor and Storage yard and sales lot uses. The proposal includes construction of a 3,700 square foot warehouse/office building, establishment of an equipment storage yard, off-site road improvements, and parking and circulation improvements as Phase I. Phase II will include remodel of the 2,400 square foot nonconforming residence to commercial offices, and may include demolition and reconstruction of the building if it cannot be saved. The applicant also equets Variances to the following Zoning Ordinance requirements: 1. To allow for a front setback of 3' to property line where 10' is required; 2. To allow for substitution of one compact parking space in a parking lot with fewer than 20 parking spaces; 3. To allow for parking lot slopes in excess of 6% in any direction; 4. Fencing over 6' in height. SUBJECT PROPERTY (AP# 040-140-050, 031) comprises 1.2 acres, is zoned C2-Dc (General Commercial combining Design Scenic Corridor), and is located at the southwest corner fo the intersection of Hwy. 193 and Taylor Road in the Newcastle area.

**10:30 A.M.**  
**CJ**

PVAAT20060634, THOMAS GURZI

The applicant requests a Variance to the front setback requirement of 80' from centerline to allow for a setback of 45' from centerline, and to the side (south) setback requirement of 30' from property line to allow for a setback of 5' from property line, in order to construct a single family residence.

SUBJECT PROPERTY (AP# 040-370-013) comprises .7 acre, is zoned F-4.6 ac. min. (Farm combining Building Site Size of 4.6 acres minimum), and is located on Duncan hill Road, near Stonehouse Road, in the Auburn area.

**10:45 A.M.**  
**CJ**

PVAAT20060615, STEVE HOLMES/KRUSI

The applicant requests a Variance to the secondary dwelling unit size limitation of 840 sq. ft. to allow for a unit size of 1,195 sq. ft. in order to remodel an existing secondary dwelling.

SUBJECT PROPERTY (AP# 062-340-012) comprises 2 ¼ acres, is zoned RF-B-X-5 ac. min. (Residential Forest combining Building Site Size of 5 acres minimum), and is located at 33546 Ridge Road in the Alta area.

**11:00 A.M.**  
**CJ**

PMPBT20050399, RED INK MINE

The applicant is requesting approval of a Reclamation Plan for 4 existing mine dumps, the development and use of a new mine dump, the development of a new mine road from mine adit to new dump; and the use of an existing pad at mine adit; development & use of a mine dump in an old hydraulic wash of about 1/5 of an acre, developing a new mine road from mine adit to new dump at 10' maximum wide, use of existing pad at mine adit - approximately 20' x 100'. USFS approved plan of operations for mine site to expire in 2009.

SUBJECT PROPERTY (AP# 254-210-001) comprises 40 acres, is zoned Forestry 160 ac. min., and is located on Mosquito Ridge Road in the Foresthill area.

**1:30 P.M.**  
**GH**

PCPCT20060477, AUBURN CONSTRUCTORS/PCWA

This is a temporary contractors storage yard for the use of PCWA. Two construction trailers and gravel parking in a zoning that does not allow a Construction Contractors yard.

SUBJECT PROPERTY (AP# 054-181-007) comprises 5.2 acres, is zoned HS-Dc & RS (Highway Service combining Design Scenic Corridor and Residential Single Family), and is located at 185 Ferguson Road in the Auburn area.

**2:00 P.M.**  
**GH**

PSMT20060604, MARK CIRKSENA

Applicant requests a minor modification of Condition #19 of Auburn Valley #4 (SUB-048/CUP-451) in order to allow construction of a single-family dwelling 35' from the edge of easement where 50' is required.

SUBJECT PROPERTY (AP# 026-440-043) comprises .524 acres, is zoned RS-AG-B-X-10 ac. min. PD 0.2 (Residential Single Family combining Agricultural combining Building Site Size of 10 acres minimum combining Planned Unit Development, .2 units per acre), and is located at 9886 Spyglass Circle in the Auburn area.

**2:15 P.M.**  
**CL**

PMPCT20060501, AMC INVESTMENTS/ANIMAL MEDICAL CENTER

The applicant requests approval of the placement of two temporary trailers in the rear parking area for overflow use until an approved expansion of the Animal Medical Center facility can be completed and to allow for a temporary trailer to remain that was previously approved under a Minor Use Permit that has expired.

SUBJECT PROPERTY (AP# 038-101-018) comprises 43,575 sq. ft., is zoned CPD-Dc (Commercial Planned Development combining Design Scenic Corridor), and is located 100' northwest of the intersection of Grass Valley Hwy. and Live Oak Lane in the Auburn area.

**2:30 P.M.  
LC**

PVAAT20060640, STEPHAN & KARI DIETRICH

Applicant is requesting a variance to the front setback requirement of 92'CL/50'EOE to construct a new front entry at 90'6" CL/61'EOE and a variance to the front setback to add a new attached garage at 62'2" CL/37'6" EOE. Also a variance to the maximum fence height requirement of 6' side and rear (3' within front setback) to allow 7'6" from grade for the entire fence in order to match the existing fence. Also a variance to the standard side and rear setbacks to allow for two grape arbors, one 8" away from the east property line and the other 10" away from the rear property line. Also a variance to the minimum lot size requirement for the keeping of poultry.

SUBJECT PROPERTY (AP# 468-060-033) comprises .32 acre, is zoned RS-AG-B-40 (Residential Single Family combining Agricultural combining Building Site Size of 40,000 sq. ft. minimum), and is located at 3525 Old Auburn Road in the Roseville area.

**2:45 P.M.  
LC**

PCPMT20060524, JEFFREY FISHER

The applicant is requesting a modification to allow a zero (0) ft. setback from Flood Maintenance Easement for a house and pool where 20 ft. from Flood Maintenance Easement is required.

SUBJECT PROPERTY (AP# 029-110-002) comprises 1.012 acres, is zoned RS-AG-B-40-PD-1.0 (Residential Single Family combining Agricultural combining Building Site Size of 40,000 sq. ft. minimum combining Planned Unit Development, 1.0 units per acre), and is located at 8720 Westchester in the Morgan Creek Village.

**3:00 P.M.  
CL**

PVAAT20060585, KELVIN & MARTY CONKLE

The applicant requests a variance to the setback requirement of 50' to high water mark of pond to allow for a setback of 19', in order to construct an addition.

SUBJECT PROPERTY (AP# 036-021-004) comprises 2.7 acres, is zoned RA-B-100 (Residential Agricultural combining Building Site Size of 2.3 acres minimum), and is located at 7506 Wayland Road in the Loomis area.

**3:15 P.M.  
LR**

PVAAT20060675, MERIDIAN MEDIA GROUP/RAIA FAMILY TRUST

The applicant requests a Variance to the size standards for off-premises subdivision sign as follows:

Section 17.54.190 I & iii

i. The display area maximum of 36 sq ft to allow the area to be a maximum of 128 sq ft &

ii. The sign structure maximum height of 6 feet, measured from the existing grade to the highest point on the sign to allow a maximum height of 12 feet above existing grade to the highest point on the sign.

SUBJECT PROPERTY (AP# 023-272-021) comprises 2.5 acres, is zoned RA-B-43 (Residential Agricultural combining Building Site Size of 43,000 sq. ft. minimum), and is located at Base Line and Cook Riolo Road in the Roseville area.

**3:30 P.M.  
LR**

PVAAT20060668, MERIDIAN MEDIA GROUP/ROSEVILLE CHRISTIAN FELLOWSHIP

The applicant requests a Variance to the size standards for off-premises subdivision sign as follows:

Section 17.54.190 i & iii

i. The display area maximum of 36 sq ft to allow the area to be a maximum of 128 sq ft. &

iii. The sign structure maximum height of 6 feet, measured from the existing grade to the highest point on the sign to allow a maximum height of 12 feet above existing grade to the highest point on the sign.

SUBJECT PROPERTY (AP# 473-010-003) comprises 4.8 acres, is zoned RS-AG-B-20 (Residential Single Family combining Agricultural combining Building Site Size of

20,000 sq. ft. minimum), and is located at Base Line and Brady Lane in the Roseville area.

**3:45 P.M.  
LR**

PVAAT20060669, MERIDIAN MEDIA GROUP/B AND W 60 L.P.

The applicant requests a Variance to the size standards for off-premises subdivision sign as follows:

Section 17.54.190 I & iii

- i. The display area maximum of 36 sq ft to allow the area to be a maximum of 128 sq ft &
- ii. The sign structure maximum height of 6 feet, measured from the existing grade to the highest point on the sign to allow a maximum height of 12 feet above existing grade to the highest point on the sign.

SUBJECT PROPERTY (AP# 023-200-064) comprises 89.2 acres, is zoned F-B-X-DR-80 ac. min. (Farm combining Building Site Size of 80 acres minimum combining Development Reserve), and is located at Base Line Road and Watt Avenue in the Roseville area.

**4:00 P.M.  
LR**

PVAAT20060670, MERIDIAN MEDIA GROUP/PATRICIA WILLIAMS

The applicant requests a Variance to the size standards for off-premises subdivision sign as follows:

Section 17.54.190 I & iii

- i. The display area maximum of 36 sq ft to allow the area to be a maximum of 128 sq ft &
- ii. The sign structure maximum height of 6 feet, measured from the existing grade to the highest point on the sign to allow a maximum height of 12 feet above existing grade to the highest point on the sign.

SUBJECT PROPERTY (AP# 017-130-025) comprises 19.1 acres, is zoned F-B-X-80 ac. min. (Farm combining Building Site Size of 80 acres minimum), and is located at Baseline Road and Locust Road in the Roseville area.

**4:15 P.M.  
LR**

PVAAT20060676, MERIDIAN MEDIA GROUP/DF PROPERTIES

The applicant requests a Variance to the size standards for off-premises subdivision sign as follows:

Section 17.54.190 I & iii

- i. The display area maximum of 36 sq ft to allow the area to be a maximum of 128 sq ft &
- iii. The sign structure maximum height of 6 feet, measured from the existing grade to the highest point on the sign to allow a maximum height of 12 feet above existing grade to the highest point on the sign.

SUBJECT PROPERTY (AP# 017-150-039) comprises 71 acres, is zoned F-B-X-80 ac. min. (Farm combining Building Site Size of 80 acres minimum), and is located at Base Line Road and Fiddymment in the Roseville area.

**4:30 P.M.  
LR**

PVAAT20060677, MERIDIAN MEDIA GROUP/DF PROPERTIES

The applicant requests a variance to the maximum sign area allowed of 36 sq. ft. to allow for a 128 sq. ft. sign, and to the maximum sign height of 6' from existing grade to allow for a 12' high sign.

SUBJECT PROPERTY (AP# 017-150-027) comprises 79.4 acres, is zoned F-B-X-80 ac. min. (Farm combining Building Site Size of 80 acres minimum), and is located at Baseline Road and Fiddymment in the Roseville area.

